



Sheetz, Inc.
2708 Mount Olive Court
Mount Airy, MD 21771

Phone: 814.552.0609
e-mail: LMay@Sheetz.com

February 1, 2021

**TO: Albemarle County Architectural Review Board
c/o Khris Taggart
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, VA 22902**

**RE: Proposed Sheetz
Seminole Trail at Airport Road
ARB-2020-108**

Via email & upload

Dear Khris:

Thank-you for your letter dated December 8, 2020 summarizing the comments from our last ARB meeting.

I offer the following replies:

1. Revise the design of the store building to establish more coordinated material transitions, less of a utilitarian appearance on the Airport Road elevation, and an entrance tower with a prominent form. Address prominence and hierarchy in the tower form. Revisions must be reviewed by the ARB in a future work session prior to final approval.
The prominence of the tower has been enhanced by completing its form to provide a more balanced and traditional form. This has been achieved by adding stone at the corner of the tower thus balancing the view from all angles. The height of the tower has been increased further for more prominence and differentiation from the balance of the building. The height of the signs has been raised to center it in the tower's upper field.
2. Revise the proposed glass so that the VLT does not drop below 40%.
We would like to discuss any options or alternative methods to achieve the desired objective of this requirement. Increasing the VLT will require further analysis of the energy code due to the increase in demand of cooling requirements due to the higher VLT. One option that we are considering is window blinds for use at times of low angle sunlight if that is acceptable.
3. Add the standard window glass note to the architectural drawings.
See number 3 above.
4. Identify all other site elements associated with the car wash (i.e., vending machines, vacuums, air pumps, etc.) on the site plan.
All elements associated with the car wash are shown on the site plan. We do not have vending machines offering cleaning supplies or similar products offered at some car wash facilities.
5. Relocate or revise the color of the ice machine, and relocate the store equipment behind the fence.
The color of the ice machines have been changed to a neutral tan color to blend with the cultured stone of the building.
6. Add the standard mechanical equipment note verbatim to the site and architectural plans.

- The note is shown on the building and site plans.**
7. Show tree protection fencing on the grading plan.
Tree protection fencing is shown on the Grading Plan, sheet C5.0 – see Site Plans.
 8. Revise the lighting plan to use LLFs of at least 1.0. Ensure that footcandle values do not exceed 30 fc beneath the canopy and 20 fc everywhere else on site.
The lighting plan has been revised to provide LLFs of at least one. The lighting levels do not exceed 30 fc on under the canopy or 20 fc elsewhere on the site.
 9. If landscaping is will be shown on multiple sheets of the site plan set, then revise the plan to show the proposed landscaping consistently throughout.
The Site Plan set has been revised/updated to show the landscaping consistently on each applicable sheet. Also see Site Plans.
 10. Revise the landscape plan to eliminate the utility conflict near the north end of the parking area along Rt. 29 without reducing the quantity of trees.
The landscape plan has been revised to eliminate the utility conflict by adjusting the locations of the plantings.
 11. Sign applications are required for all proposed signs.
Acknowledged. We will complete the design of the proposed signs and submit separate application(s) for them after the building elevations are approved.
 12. The preferred wall sign type is channel letters. Cabinet style signs may be used for freestanding signs; all cabinet type signs must have opaque backgrounds.
Understood. The building mounted signs will be externally illuminated. The monument sign will have an opaque background. Further details will be provided with the sign applications.
 13. Reduce the number of colors used in the signs to a maximum of three (including white).
The number of colors used will be reduced to three (red, white and black). The color detail will be provided with the sign applications.

Sincerely,



Lee May
Engineering/Permit Manager
Sheetz, Inc.
LMay@Sheetz.com
814.552.0609 cell

Enclosures via Upload:

Building Elevations, date: 1/13/21
Lighting Plan, date: 1/14/21
Landscape Plan, date: 1/20/21
Revised Application Submittal, date: 2/1/21